

Site Development Data:

Acreage: +/- 35.98 AC

Tax Parcels: 055-081-20, 055-091-06 & 055-091-07

Existing Zoning: MX-2 & R-4

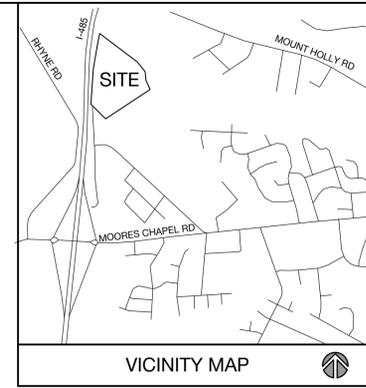
Proposed Zoning: R-12MF(CD) & Neighborhood Services (NS)

Existing Uses: Vacant

Proposed Uses: Up to (136) Single-Family Attached Residential Units  
Up to (268) Multi-Family Residential Units  
2,750SF of Commercial Uses

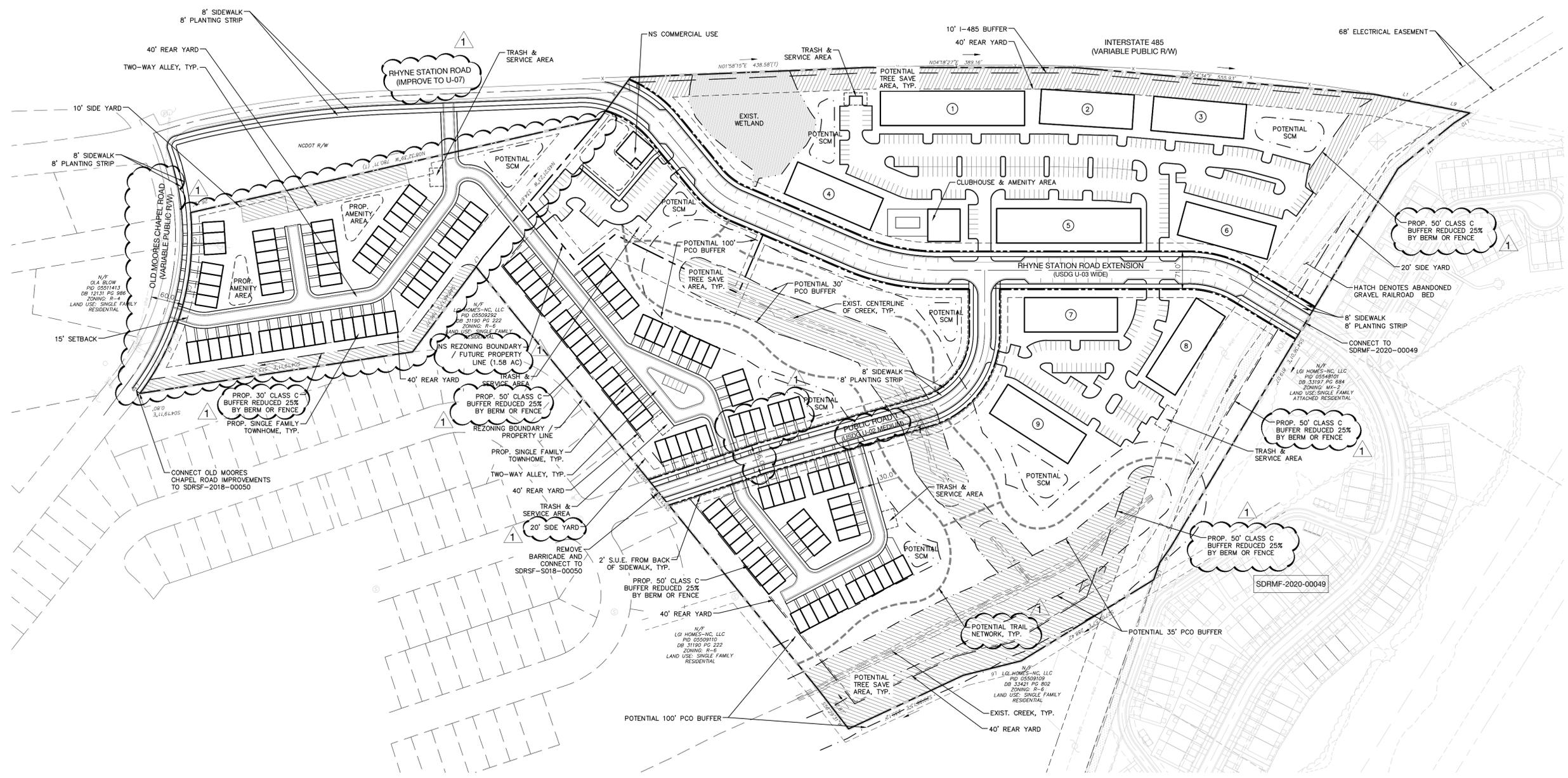
Required Tree Save: 5.40 AC (15% of Total Site Area)

Tree Save Area = 



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PDC Land Acquisition, LLC

Rhyne Station Road

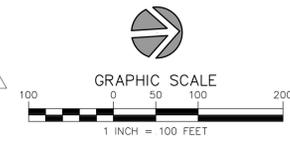
Rezoning Site Plan  
Charlotte, NC

3715 Northside Pkwy  
Building 200 Suite 175  
Atlanta, GA 30327

NO. DATE: BY: REVISIONS:  
1 11/15/2021 UDP PER PLANNING COMMENTS

Project No: 21-CLT-054  
Date: 06.07.2021  
Designed By: UDP  
Checked By: BDS  
Sheet No:

REZONING PETITION #2021-142



**RZ-1.0**

Site Development Data:

Acres: 36.99 AC
Tax Parcels: 055-081-20, 055-091-06 & 055-091-07
Existing Zoning: MX-2 & R-4
Proposed Zoning: R-12MF(CD) & Neighborhood Services (NS)
Existing Uses: Vacant
Proposed Uses: Up to (136) Single-Family Attached Residential Units
Up to (268) Multi-Family Residential Units
2,750SF of Commercial Uses

General Provisions:

- 1. These Development Standards form part of the Rezoning Plan associated with the Rezoning Petition filed by PDC Land Acquisition, LLC (the "Petitioner") to accommodate the development of a mix of single-family attached townhomes, multi-family residential units and commercial uses on an approximate 36.23 acre site located to the north of Old Moores Chapel Road and East of I-485, which is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Numbers 055-081-20, 055-091-06 & 055-091-07.
2. Development of the Site shall be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance").
3. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the "R-12MF" and "NS" Zoning District shall govern all development taking place on the Site.
4. The development and street layout depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of such uses and improvements on the Site. Accordingly, the final layout, location and sizes of the development and site elements depicted on the Rezoning Plan are graphic representation of the proposed development and site elements, and they may be altered or modified in accordance with the setback, yard(s), landscaping and tree save requirements set forth on the Rezoning Plan and the Development Standards, provided, however, that any such alterations and modification shall be minor in nature and not materially change the overall design intent depicted on the Rezoning Plan.
5. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner(s) of the Site in accordance with the provisions of Chapter 6 of the Zoning Ordinance. Minor alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.

Permitted Uses:

- 1. Uses allowed within the rezoning area included in this Petition are those uses that are permitted within the R-12MF and NS zoning district, in areas as indicated on the Rezoning Plan, together with any incidental or accessory uses associated with except for the following:
• Automobile service stations
• Convenience stores and gasoline sales
• Car washes
• Automobile drive through windows

Transportation:

- 1. Vehicular access to public rights of way will be as generally depicted on the Rezoning Plan. Final locations, placements and configurations of the vehicular access points shown on the Rezoning Plan are subject to minor modification required to accommodate final permitting and construction plan adjustments as required by NCDOT and CDOT for approval.
2. The site shall be served by a combination of public roads and private alleys as depicted on the Rezoning Plan. Final locations of these drives are subject to minor modifications and adjustments to accommodate final permitting and construction plans as required to obtain final approval.
3. The petitioner agrees to provide accessible sidewalk ramps at each corner of Public Road 1 and Rhyne Station Road Extension as generally depicted on the Rezoning Plan. The petitioner shall also provide sidewalk and planting strip along Old Moores Chapel Road and existing Rhyne Station Road adjacent The Site. As illustrated, the sidewalk may meander adjacent the property and final location shall be coordinated with NCDOT and CDOT.
4. The petitioner shall commit to the following transportation improvements, in coordination with NCDOT and CDOT:
A. Reserved
B. Reserved
5. The Petitioner agrees to install Public Road 1 and Rhyne Station Road Extension prior to the sites first certificate of occupancy being issued.
6. Installation of the road wearing/surface course for Public Road 1 and Rhyne Station Road Extension must be completed prior to first certificate of occupancy being issued associated with the final 80% of the single family attached townhome units on site.
7. The petitioner agrees to install an 8' sidewalk and minimum 8' wide landscape strip adjacent Public Road 1, Old Moores Chapel Road adjacent the site, the east side Rhyne Station Road and Rhyne Station Road Extension. A sidewalk utility easement (SUE) shall be provided between the proposed right of way to 2' behind proposed sidewalk along all internal public roads as generally depicted on the Rezoning Plan.
8. Adjacent Old Moores Chapel Road, the back of curb location shall be placed 14' from the existing road centerline and the petitioner shall commit to dedicate right-of-way measured 30' measured from the existing road centerline.
9. Adjacent existing Rhyne Station Road, the back of curb location shall be placed 17.5' from the existing road centerline in accordance with CLDSM USDG Cross Section U-07. The petitioner shall improve the existing portion of Rhyne Station Road with curb and gutter on both side of the existing road and an 8 foot sidewalk and 8 foot planting strip on the east side of Rhyne Station Road. Pavement sections shall be reviewed and subject to NCDOT standards during the permit approval process.
10. Proposed Rhyne Station Road Extension shall include and dedicate 71' of total right of way in accordance with CLDSM USDG U-03.
11. Proposed Public Road 1 shall include and dedicate 56' of total right of way in accordance with CLDSM USDG U-02.
12. Proposed two-way alleys shall provide a minimum 5' wide sidewalk located back of curb or concrete ribbon in all locations where alley is double loaded with a residential townhome unit.
13. The proposed roadway network along with sidewalk and landscape strip, as generally depicted on the site plan, shall commit to connect to the adjacent proposed developments commonly referred to as Creedmore Hills and Villages at Creedmore currently in development and undergoing land development permit review. In addition, existing roadway barricades shall be removed upon completion of construction of the proposed roadway network noted within this Site plan.
14. Dedication of proposed roadway improvements and fee simple conveyance of right-of-way to the City of Charlotte and NCDOT specifically related to Old Moores Chapel Road, existing Rhyne Station Road and proposed Rhyne Station Road Extension shall be approved and constructed prior to the first certificate of occupancy being issued on site.
15. Dedication of proposed improvements and fee simple conveyance of right-of-way to the City of Charlotte related to proposed Public Road 1 shall be approved and constructed prior to the 50th single-family attached townhome unit certificate of occupancy being issued.
16. All public roadway improvements will be subject to the standards and criteria of CDOT and NCDOT, as applicable, to the roadway improvements within their respective road system authority. It is understood that such improvements may be undertaken by the Petitioner on its own or in conjunction with other development or roadway project taking place within the broad north central Mecklenburg area, by way of a private/public partnership effort or other public sector project support.

Architectural and Design Standards:

- 1. In addition to design provisions contained within the district regulations of the Zoning Ordinance for the R-12MF district, the development of the site will be governed by the following provisions and standards produced by the Petitioner and which will be binding on the development of the site.
2. The petitioner shall limit the base maximum average height of each residential structure on site to 48'. Building height above the 48' maximum average height shall be allowable as further described in the Ordinance.
3. Building placement and architectural design shall focus on and enhance the pedestrian environment along public streets through the following:
a. Buildings shall be placed so as to present a front or side facade to all public streets.
b. Residential facades, including community amenity clubhouse, fronting streets shall include a combination of windows and operable doors for a minimum of 20% of each frontage ground floor elevations. The maximum sill height shall not exceed 4'-0" above adjacent finished grade.
c. Commercial facades fronting public streets shall include a combination of windows and operable doors for a minimum of 40% of frontage ground floor elevations. The maximum sill height shall not exceed 4'-0" above adjacent street sidewalk.
d. A variety of principal building materials may be utilized on site and will be a combination of the following: Masonry, "Everlast" vinyl siding, brick, concrete, pre-cast concrete, stone, precast stone, pre-finished metal, aluminum, steel, stucco, wood, ceramic tile, cementitious fiber board and glass fiber reinforced concrete. Traditional vinyl, as a building material, will only be allowed on windows, soffits and trim features.
e. Direct pedestrian connection should be provided between street facing doors, corner entrance features to sidewalks on adjacent streets.
f. Building elevations shall not have expanses of blank walls greater than 20 feet in all direction and architectural banding, medallions or design features or materials will be provided to avoid a sterile, unarticulated blank treatment of such walls.
g. Building elevations shall be designed with vertical bays or articulated architectural features which shall include a combination of at least three of the following: a combination of exterior wall offsets (projections and recesses), columns, pilasters, change in materials or colors, awnings, arcades or other architectural elements.
h. Multi-story buildings should have a minimum of 20% transparency on all upper stories.
4. A variety of principal building materials may be utilized on site and will be a combination of the following: Masonry, brick, concrete, pre-cast concrete, stone, precast stone, pre-finished metal, aluminum, steel, stucco, wood, ceramic tile, cementitious fiber board and glass fiber reinforced concrete. Vinyl, as a building material, will only be allowed on windows, soffits and trim features.
5. Placement and design of single-family attached townhome residential units on site shall adhere to the following guidelines to enhance the architectural character of the proposed structures.
a) Pitched roofs shall be symmetrically sloped no less than 5:12 except for roofs for porches that shall be no less than 2:12.
b) Porches and stoops shall form a predominant feature of the building design and be located on the front of the building when adjacent a public right of way. Usable front porches may be covered but not enclosed.
c) All HVAC and mechanical equipment shall be screened from public view.
d) Attached dwelling units shall be limited to a maximum of five (5) townhome units per building along public streets and limited to a maximum of six (6) along private streets and two-way alleys.
e) Roof overhangs, eaves, cornices, chimneys, gutter, vents, bay windows, pilasters, pillars, open porches (if provided), and other architectural elements may project up to (24) inches into the required setbacks.
6. Building placement and site design of the non-residential building proposed within the NS district on site shall focus on and enhance the pedestrian environment along Rhyne Station Road Extension.
a) The building shall be placed so as to present a front or side facade to all streets.
b) Direct pedestrian connections should be provided between street facing doors and corner entrance features to sidewalk on adjacent streets.
c) Building elevations shall not have expanses of blank walls greater than 20 feet in all direction and architectural features such as but not limited to banding, medallions or design features or materials will be provided to avoid a sterile, unarticulated blank treatment of such walls.
7. The Site shall comply with Section 15.403 of the Zoning Ordinance. Dumpster and recycling service areas associated with residential uses shall be as generally depicted on the Site plan and shall be screened from public view and described within the ordinance. Final locations of dumpster locations shall be determined during the land development review permit process.

Streetscape and Landscaping:

- 1. The Petitioner shall comply with Chapter 21 of the City of Charlotte Code of Ordinances.

Environmental Features:

- 1. The Petitioner shall comply with the City of Charlotte Post Construction Ordinance.
2. The location, size, and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.
3. Development within any SWAMP/CSO Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by city ordinance. Petitioner acknowledges intermittent/general stream delineation reports are subject to review and approval upon submission of development plans for permitting and are not approved with rezoning decisions.

Signage:

- 1. The Petitioner shall comply with the City of Charlotte Signage Ordinance.

Lighting:

- 1. All attached and detached lighting will be full cutoff fixtures and downwardly directed. However, upward facing architectural and landscape accent lighting shall be permitted.
2. Detached lighting on the site, except street lights located along public streets, will be limited to twenty-one (21) feet in height.

Amendments to Rezoning Plan:

Future amendments to these Development Standards may be applied for by the then Owner or Owners of the parcel or parcels within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.

Further alterations or modifications to the Rezoning Plan which, in the opinion of the Planning Director, substantially alter the character of the development or significantly alter the approved Technical Data Sheet or any of its conditions or which increase the intensity of development shall not be deemed to be minor and may only be made in accordance with the provisions of Subsections 6.207(1) or (2) of the Ordinance, as applicable.

Binding Effect of the Rezoning Documents and Definitions:

- 1. If this Site Plan Amendment is approved, all conditions applicable to development of the Site imposed under the Technical Data Sheet will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
2. Throughout these Development Standards, the terms, "Petitioner" and "owner" and "owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owners of the Site from time to time who may be involved in any future development thereof.



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PDC Land Acquisition, LLC

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Rhyne Station Road

Development Notes & Standards Charlotte, NC

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